Newton Zoning 1st Draft Overview

Ward 2 02.28.19



Background

Draft Map & Districts

Key Features & Zoom in on Ward 2

Next Steps



Tonight we will:

 Provide an overview and orientation to the 1st Draft Zoning Ordinance.

 Start a discussion we anticipate stretching over many months of detailed review with the City Council and with the Public.

1st Draft Zoning Ordinance. Edits are underway

Background

What is Zoning?

Zoning is the regulation of our built environment: types of buildings, their locations, and their uses.

Zoning is the rule book for development

- The Zoning Map
- The Zoning Ordinance
- Dimensional Requirements
- Development and Use Standards
- Decision Making Processes



The Zoning Map divides the city into districts, each of which represents a different set of land uses and scales of building types.

- The Zoning Map
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The Zoning Ordinance is the book of rules and regulations for how private property lots are divided, how buildings are constructed on those lots, and how those buildings are used.

- The Zoning Map
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Dimensional Requirements control the dimensions of private property lots and the buildings constructed on them, including: width and depth of properties, height and overall scale or mass of buildings, as well as how far buildings are from the street and from neighboring property lines.

- The Zoning Map
- The Zoning Ordinance
- Dimensional Requirements
- **Development and Use Standards**
- **Decision Making** Processes

- 6.3.5. Government Offices or Services A. Datined [reserved]
- 6.3.6. Heliport
- A. Defined. An area use dby helicopters or other steep. gradient alreadt for the purpose of picking up or discharging passengens or cargo, but not including concurrences and account special on transport, which interview in the annual of facilities for helicopter fool, service, maintenance or overhaul, or sale of products
- Standards. In the Business 1, Business 5, Limited Manufacturing and Manufacturing districts, the Board or Aldermen may give site plan approval and grant a special permit for the location, operation and utilization
- special permits for the following conditions: of helports subject to the following conditions: 1. In addition to the information required in <u>Article</u> Z there shall be submitted with each request for
- permission to construct, operate or utilize a heliport, a site plan showing the direction of the prevailing winds, the approach-departure pattern, including the horizontal plan and elevation profile of the fight paths to be used, and distances to surrounding residential areas or residential zoning districts. There stal be submitted an approach-departure profile which shall show it clear or all obstructions and moves areas according to the control of the control
- Massachusetts Aeronautics Commission regulations The flight plan and approach-departure pattern 2 may be modified at any time by the Board of Aldeman upon its own motion or upon petition by any interested City board or official or other Interested person in accordance Article 7, provisi such modifications are not income

- melloralt shall operate from a heliport between in the structures or fances thereon. the hours of 11-00 p.m. and 6:00 a.m.
- Helport landing areas shall have a minimum area 100 faet by 100 feet which shall be completely paved and shall be kept free from loose material. The land area shall be completely and permanently enciosed by a fonce at least 4 foot in height, which fonce stall be a wind defection fonce if the landing area is constructed on a building or other elevated
- Heliport landing areas shall be provided with means 5 for the safe collection and disposition at fuel spilled In an emergency. Adequate he protection and the nghtng equipment shail be provided in accordance
- with federal, state and local requirements, and shall be regularly inspected and fested. Helport landing areas shall be provided with 6 marking, lighting and wind direction indications In conformity with Faderal Aviation Agancy and in committee multi-montal American Agency and Massachusetts Aeronautics Commission regulations and recommendations.
- The Board of Alderman may require evidence of 7 cartification and approval by the Massachusetts Aaronautics Commission, the Federal Aviation Agency: Civil Aeronautics Board or other appropriate agancies prior to the granting of a special parmit for a hellport.

4

A special permit granted under this Soc. 6.7.6 8 shall expire 1 year after approval and subsequent annual renewals may be granted by the Board of Aldermon without public hearing unless the Board of Aldermen shall vote to require such a public Flore, Ords. 1973 524 1; Ord. Mar. 1

- For each use
 - Define it. State Intent.
 - Set standards Specific application materials, specific site layout standards, specific operations standards

- The Zoning Map
- The Zoning Ordinance
- Dimensional Requirements
- Development and Use Standards
- Decision Making Processes

Who approves? What standards for approval are applied?

City Council e.g. Special Permit Zoning Amendments

Zoning Board of Appeals e.g. Variance

Inspectional Services Department e.g. Building Permit



Created by Creative Stall from Noun Project

Decision Making Processes for applying the zoning rules are outlined in the ordinance as well.



30-Second History of Zoning in Newton

1922 – First zoning code in Newton 1941 – Introduce lot sizes & setbacks **1953 – Increase required lot sizes** 1987 – Major reorganization, and update to commercial zones 2011 – Zoning Reform Group 2015 – Phase One completed Current **2017 – Zoning Redesign Event Series** efforts 2018 – Draft #1

Themes from the 2011 Report

- Better Organize the Ordinance for ease of use
- Simplify and streamline the permitting and review processes
- Recognize that each village center and commercial corridor is Unique
- Encourage mixed-use residential redevelopment in village centers
- Create "Soft transitions" between village centers and residential neighborhoods
- Allow moderate, flexible growth on commercial corridors
- Rationalize and streamline parking regulations
- Protect neighborhood character and scale
- Create more diverse housing opportunities
- Institute a better process for managing change of religious and educational institutions
- Improve natural resource conservation and sustainability



Themes from the 2011 Report

In short...

Create a Zoning Ordinance that preserves and enhances what we love about Newton, while modernizing and advancing issues we care about like addressing climate change and ensuring housing diversity.



2016-2018 Community Process

Newton Pattern Book 2018

A master database of the character of Newton's neighborhoods

2016-2018 Community Process

- Sustainability
- Homeowners
- Economic Development
- Housing
- Transportation
- Arts
- Design
- Process
- Map





Draft Zoning Map & Districts



Draft Zoning Map Newton Corner

Residence Districts



- R3 Residence3
- Neighborhood General

Village Districts



Single Purpose Districts







Newton's village centers typically follow a concentric circle model (more intense activity at the center, stepping down to surrounding neighborhoods)

Areas of Further Study



Needham Street

 Proposed zoning is based on the adopted Vision Plan



Washington Street

 The Hello Washington Street zoning study area is outlined in a dashed orange line



Riverside

 The proposed Village 3 is based on the previously approved Special Permit

Key Features &Zoom in on Ward Z







Lot Size & Building Size

Lot Size & Building Size

The Draft Ordinance shifts the relationship Building Size first

Building Types

Building Types outline all of the regulations relating directly to the building shape & size

- Min/Max Building Width & Depth
- Max. Building Footprint
- Max. Height
- Design Standards
 - Roof Types
 - Fenestration Requirements (windows/doors)



Building Types

Each district has a list of allowed building types



House

Ruilding



???

Shon House

Building

Building Types

Each district has a list of allowed building types



Ruilding

House

Building



Lot Standards & Lot Size

Each district has a list of lot standards relating to the creation of new lots and the placement of a building on a lot

- Frontage
- Setbacks
- Lot coverage (building, driveway, deck, pool, etc.)



Apartment Two-Unit House

Ruilding

Small Apartment Duilding

Shon House

???

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House



House A

Two-Unit Ruilding

Apartment Small Apartment **Duilding**

Shon House

???

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???

Shon House

Two-Unit Apartment

Small Apartment

Parking & Transportation

- Require Bike Parking
- Reduce Automobile Minimums & Add Maximums
- Allow sharing of underutilized parking
- Introduce Transportation Demand Management as a base requirement



Sustainable Buildings & Environmental Site Design



- Promote environmental sustainability and projects that address climate change
- Looking for guidance from the upcoming Climate Action Plan.

Arts & Cultural Institutions

- New Use Categories
- Coming Soon -Arts related requirement for development projects over a certain size




Development Review



Development Review

Special Permits & Design Review

- Building Types allow a range of special permit options, all with design review required
- Large House Review: What is large?
 - Lowering the by right standards shifts more projects into the special permit with design review



Development Review

Administrative Site Plan Approval

- Building Types or Site Features that are essentially by-right, but need more specific staff review
- Proximity Rule is an example





Zooming in on Ward 2







First Draft Zoning Map



R1 Residence 1 R2 Residence 2 R3 Residence3

Residence Districts

N Neighborhood General

Village Districts

- V1 Village 1 V2 Village 2
 - V3 Village 3

Single Purpose Districts

- Public Use

 Recreation

 Office

 Fabrication

 Non-Contextual Multi-Unit Residence

 Regional Retail

 Campus / Institutional
 - Washington Street Vision Plan (area under study for master plan zoning)



A Walk Through of the R3 District

By Right (conforming with all of the rules)

- House B
- House C
- Two-Unit

Site Plan Approval

- Apartment House
- Small Apartment Building



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Residence 3 – Split the District

Residence 3 – Feb.

- House B
- House C
- Two-Unit

Residence 4 - NEW

- House B
- House C
- Two-Unit
- 3-Unit

Special Permit: 4-8 Unit

Mapped to locations where there is a pattern of 3-8 unit buildings



Next Steps & Schedule

Next Task

Prepare the second draft

- Review feedback on the 1st Draft
- Develop new zoning text and map for City Council consideration

2nd Draft – Anticipated May 2019

Upcoming Discussions

City Council Meetings

• Regular discussions at the Zoning and Planning Committee

Public Meetings

- Ward-by-Ward Meetings
- Meetings with Community Groups
- Office Hours (Spring 2019)

Znd Draft – Anticipated May 2019

How to Connect

www.newtonma.gov /zoningredesign

- Full text of the First Draft Ordinance
- Interactive Map (Current Zoning and First Draft Zoning)
- Additional Materials
- Archive of the 2016-2018 Series Materials

Sign Up for Emails!

Office Hours Starting in Spring 2019

Email a Question, Idea, or Comment: zoningredesign@newtonma.gov

Thank You!





Thank You!